



TOWN OF LOS GATOS
PLANNING COMMISSION MEETING
ACTION MINUTES
TOWN COUNCIL CHAMBERS
110 E. MAIN STREET
WEDNESDAY, AUGUST 24, 2005 -- 7:00 P.M.

Please refer to compact disk #08-24-05 to hear the entire proceedings of this meeting.

ROLL CALL:

Present: Michael Burke, Chair; Phil Micciche, Vice Chair; D. Michael Kane, Thomas O'Donnell, Lee Quintana and Joanne Talesfore

Absent: None

Others: Community Development Director Bud Lortz, Associate Planner Suzanne Davis, Associate Civil Engineer Fletcher Parsons and Town Attorney Orry Korb

VERBAL COMMUNICATION

Ray Davis Commented on citizens caring the Town, Planning Commission power is being lost to the DRC and the possible structural changes to the Planning Commission.

APPROVAL OF MINUTES

August 10, 2004 - Motion by Commissioner Micciche and seconded by Commissioner Kane to approve meeting minutes. Passed unanimously.

CONSENT CALENDAR

ITEM 1 **15715 Shannon Road**
Architecture and Site Application S-05-119

Requesting approval of a time extension for an approved Architecture & Site application for demolition of an existing residence and construction of a new residence on property zoned HR-2½. APN 510-45-010.
PROPERTY OWNER/APPLICANT: Jim Sullivan

PUBLIC TESTIMONY - None

MOTION: Motion by Commissioner O'Donnell and seconded by Commissioner Quintana to grant time extension.

Motion carried 6-0.

CONTINUED PUBLIC HEARING

ITEM 2 **16750 Farley Road**
Architecture and Site Application S-05-063

Requesting approval of a second story addition on property zoned R-1:8. APN 529-15-097.

PROPERTY OWNER: Glen and Melissa Wagner

APPLICANT: David Britt

(Continued from June 8 and July 13, 2005)

PUBLIC TESTIMONY - None

MOTION: Motion by Commissioner Kane and seconded by Commissioner Talesfore to grant a continuance to October 26, 2005.

Motion carried 6-0.

NEW PUBLIC HEARINGS

ITEM 3 **509 Bachman Avenue**
Architecture and Site Application S-05-067
Variance Application V-05-01

Requesting approval to demolish and construct a new single family residence and to deviate from the parking requirement on a nonconforming parcel zoned R-1:8.

APN 510-15-033

PROPERTY OWNER: Veronica Shepardson

APPLICANT: E. Gary Schloh

PUBLIC TESTIMONY by Gary Schloh, Ray Davis

MOTION: Motion by Commissioner Kane and seconded by Commissioner Talesfore to approve Architecture and Site Application S-05-067 and Variance Application V-05-01. The required findings were made as noted in Exhibit F of report dated August 17, 2005 and the application incorporated conditions as noted in Exhibit G of report dated August 17, 2005 with the revised conditions as follows:

6. ~~SIDE WALKWAY/LIGHT WELL. The walkway along the west side of the house shall be reduced to three feet in width and the required railing shall be provided along the side property line adjacent to the walkway.~~

18. **RETAINING WALLS.** Retaining walls adjacent to property lines must be constructed entirely within the applicant's property unless an easement is provided by the neighbor. The light well retaining wall **along the west side of the property** adjacent to the neighbor's driveway, must be designed to support an H20 surcharge load. **As part of the design of the light well and retaining wall on the west side of the house, the developer shall work with the Director of Parks and Public Works and the adjacent neighbor to develop a plan that will address any issues that may occur to the existing fence along the west property line.**
19. **PUBLIC IMPROVEMENTS.** The following improvements shall be installed by the developer. Plans for those improvements shall be prepared by a California registered civil engineer, reviewed and approved by the Town, and guaranteed by contract, Faithful Performance Security and Labor & Materials Security before the issuance of a building permit or the recordation of a map. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
Bachman Avenue. **Sidewalk repair**, curb, gutter, and tie-in paving along the full Bachman Avenue property frontage. Tie-in paving width shall be determined by the Engineering Inspector in the field.

Motion carried 5-1 with Commissioner Micciche recused.

Appeal rights recited by Mr. Korb.

CONTINUED OTHER BUSINESS - NONE

NEW OTHER BUSINESS

- ITEM 4 **Terminus of Shady Lane**
Planned Development Application PD-04-3
Environment Impact Report EIR-04-01

Study Session to consider a Planned Development (Highlands of Los Gatos) for subdivision of three hillside lots comprising 66 acres into 19 lots on property zoned HR-2 ½.. It has been determined that the project that may cause significant impacts to the environment and an Environmental Impact Report has been prepared in compliance with the California Environmental Quality Act. APNS 527-12-001, 527-09-001, 004
PROPERTY OWNER: Highlands of Los Gatos LLC
APPLICANT: Sandy Harris

PUBLIC TESTIMONY by Sandy Harris, David Fox, Kim Hailey, Bernard Coulihan, Lynn Waters and Ray Davis.

Since this was a study session, no action taken or recommended at this time. A date for the public hearing not yet confirmed.

Sub-Committee Reports - None

Report from Director of Community Development - None

ADJOURNMENT

Chair Burke adjourned the meeting at approximately 9:45 P.M.

TOWN OF LOS GATOS PLANNING COMMISSION
August 24, 2005

Michael Burke, Chair

APPROVED AS TO FORM AND ATTEST:

Randy Tsuda
Assistant Director of Community
Development

Bud N. Lortz
Director of Community Development